



**PETTENGELLS**  
ESTATE AGENTS

57 Oakwood Avenue, New Milton, Hampshire, BH25 5DZ  
Asking Price £599,950

57 Oakwood Avenue, New Milton, Hampshire,  
BH25 5DZ

- Appealing spacious bungalow
- Beautiful garden
- Lots of parking on driveway
- Living room with log burner
- Large conservatory overlooking garden
- Impressive kitchen/breakfast room
- 3/4 Bedrooms
- Two shower rooms
- Available quickly
- Gas central heating







IMPRESSIVE AND SPACIOUS THREE/FOUR BEDROOM DETACHED BUNGALOW WITH TWO SPLENDID RECEPTION ROOMS, A MODERN KITCHEN, TWO BATHROOMS, AND OFFERED AS A 'CHAIN FREE' SALE.

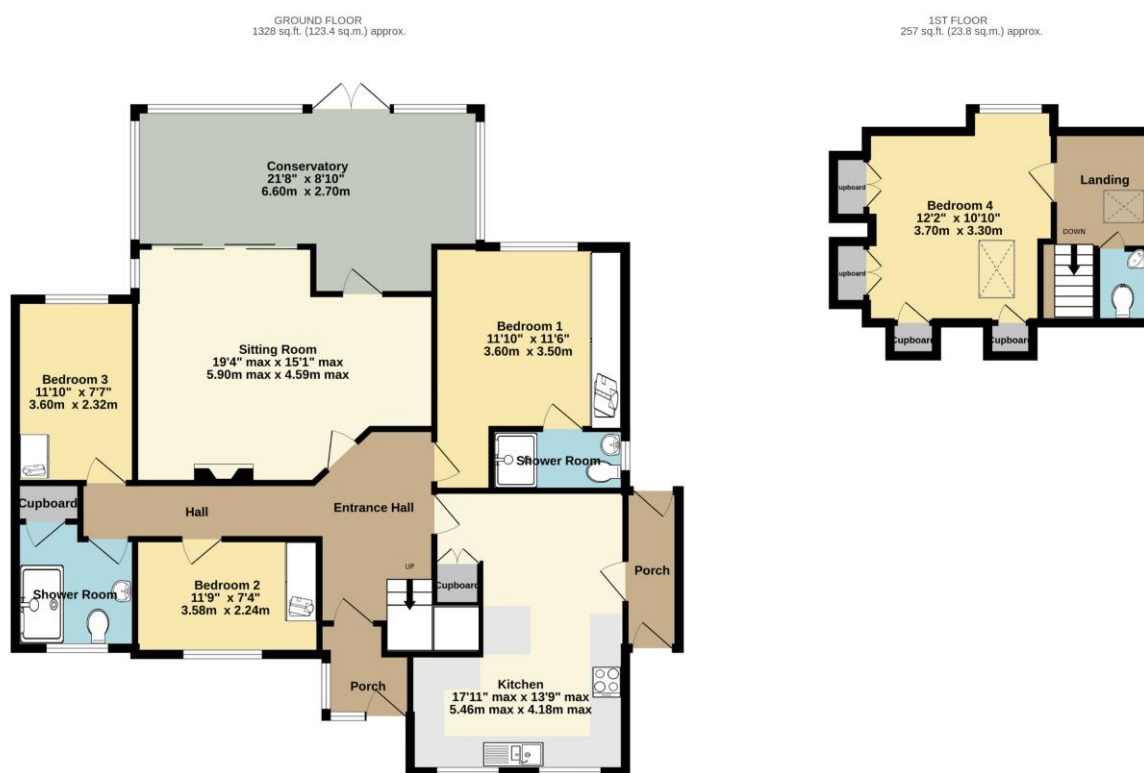
Accommodation: A porch leads into an entrance hall and there is then a superb living room/dining room with log burner and bi-fold doors opening to the splendid conservatory which is heated and enjoys a superb outlook over the rear garden. The modern kitchen/breakfast room is well appointed and in turn leads to a useful side porch. Bedroom one overlooks the rear garden and has the benefit of an ensuite shower room as well as fitted wardrobes. There are two further ground floor bedrooms and a shower room. Upstairs the landing provides a useful snug/potential study area, there is an upstairs bedroom and a first floor cloakroom/WC.

Outside: To the front of the bungalow the driveway gives lots of off-road parking as well as space to turn. The rear garden is a lovely feature enjoying a sunny westerly aspect. There's a lawned area, paved patio, a large shed with power and water, a greenhouse, a further shed, some decking and shrubs. There is also a nice tree lined backdrop behind.

EPC: C, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1585 sq.ft. (147.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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